

**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: NOVEMBER 20, 2008**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: SDR-30502 - APPLICANT/OWNER: GRAGSON-BELTWAY BELCASTRO, LLC**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION:**      **APPROVAL**, subject to:

**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-28390) and Variance (VAR-28392) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/01/08, except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: Provide 20, 24-inch box trees spaced 30 feet on-center along the south perimeter of the subject property; Provide four, five-gallon shrubs for each required tree on site; Provide Parking Lot screening in accordance with the requirements of Title 19.10.010(J)(11).
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect an accurate description of the north, south, east and west elevations of all buildings proposed on site.

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7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

14. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
15. Construct all incomplete half-street improvements on Rainbow Boulevard and Balsam Street, including appropriate overpaving, adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public right-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.

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16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
17. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a Major Amendment to an approved Site Development Plan Review (SDR-28390) for a 4,750 square-foot increase in Warehouse area and a 3,000 square-foot decrease of Office area to an approved 63,250 square-foot Office and Warehouse development on 4.62 acres on the west side of Rainbow Boulevard, approximately 300 feet south of Red Coach Avenue.

A Site Development Plan Review (SDR-28390) for a 51,250 square-foot Warehouse Center with 18,100 square feet of Office with Waiver to allow a 10-foot landscape buffer on the eastern property line where 15 feet is required and a zero-foot landscape buffer on the western and portions of the southern property line where eight feet is required was previously approved for the subject property and adjacent property at 4505 and 4515 Balsam Street. This new proposal eliminates the adjacent parcels at 4505 and 4515 Balsam Street and reorients the proposed site layout. In addition, the applicant has proposed additional Warehouse space while decreasing proposed Office space. The new proposal will provide a total of 64,600 square feet of Warehouse and Office, a 2.1% increase from the previously approved 63,250 square-foot development. As the subject property is similar in nature to the previously approved use, provides adequate parking and enhanced layout, staff recommends approval of this request.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
12/03/03	The City Council approved an Annexation (ANX-2874) of two parcels of land generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, containing approximately 4.39 acres. The Planning Commission and staff recommend approval of this request.
01/20/05	A Code Enforcement complaint (#25305) was issued against the subject property (4491 North Rainbow Boulevard) for a vacant house with broken windows. This case was resolved 03/07/05.
05/17/05	A Code Enforcement complaint (#30040) was issued against the subject property for overgrown vegetation. This case was resolved 06/28/05.
10/05/05	A Code Enforcement complaint (#35122) was issued against the subject property for a vacant home. This case was resolved 03/02/07.
04/09/07	A Code Enforcement complaint (#52045) was issued against the subject property for a vacant house, broken fencing, an abandoned travel trailer on site, trash, debris and dead vegetation. This case was resolved 05/04/07.
07/31/08	A Code Enforcement complaint (#68350) was issued against the subject property for trash, debris, dead vegetation. This case was resolved 08/06/08.

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08/20/08	The City Council approved a request for a General Plan Amendment (GPA-28388) to amend a portion of the Centennial Hills Sector Plan of the General Plan from O (Office) to LI/R (Light Industrial/Research), a Rezoning (ZON-28389) from R-E (Residence Estates) and U (Undeveloped) [O (Office) General Plan Designation] to C-PB (Planned Business Park), a Vacation (VAC-28393) to Vacate a 60-foot wide portion of Balsam Street located approximately 300 feet south of Red Coach Avenue, a Variance (VAR-28392) to allow a 4.62 acre C-PB (Planned Business Park) zoning district where 20 acres is the minimum site area required and a Site Development Plan Review (SDR-28390) for a proposed 51,250 square-foot Warehouse Center with 18,100 square feet of Office with Waivers to allow a 10-foot landscape buffer on the eastern property line where 15 feet is required and a zero-foot landscape buffer on the western and portions of the southern property line where eight feet is required on 5.62 acres at 4505 and 4515 Balsam Street, 4491 North Rainbow Boulevard and 2.39 acres 300 feet south of Red Coach Avenue on Balsam Street. The Planning Commission recommended approval of these requests, whereas staff recommended denial.
08/21/08	A Code Enforcement complaint (#68947) was issued against the subject property for being an open and accessible lot with dead vegetation. This case was resolved 10/17/08.
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no building permits which exist for this site. Additionally, staff was unable to find a building permit for the temporary chainlink fencing which surrounds the site.	
<b><i>Pre-Application Meeting</i></b>	
10/07/08	A pre-application meeting was held with the applicant where elements of submitting a Major Amendment to an approved Site Development Plan Review were discussed.
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting was not held, nor was one required.	

<b><i>Field Check</i></b>	
10/14/08	A field check was performed by staff at the subject property. The site was noted as being relatively flat, graded with some weeds/dead landscape, a vacant single-family home and a temporary chain link construction fence around the perimeters.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	4.62

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<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Vacant Single-Family Residence; Undeveloped	LI/R (Light Industrial/Research)	C-PB (Planned Business Park)
North	Church/House of Worship; Undeveloped	O (Office)	U (Undeveloped) [O (Office) General Plan designation] and O (Office)
South	Mini-Storage Facility and Office	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single-Family Residential	M (Medium Density Residential)	R-CL (Single Family Compact-Lot)
West	Contractors Plant, Shop & Storage Yard and Single-Family Residence	LI/R (Light Industrial/Research) and O (Office)	M (Industrial) and Clark County R-E (Rural Estates Residential)

<b>Special Districts/Zones</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
<b>Special Area Plan</b>		X	N/A
<b>Special Districts/Zones</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
<b>Special Purpose and Overlay Districts</b>			
A-O (Airport Overlay) District (175 Feet)	X		Y*
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

\* The subject property is located within the North Las Vegas Airport Overlay within the 175-foot height limitation contour. None of the buildings on the subject property extend beyond this limitation.

## **DEVELOPMENT STANDARDS**

*Pursuant to Title 19.08, the following development standards apply:*

<b>Standard</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
Min. Lot Size	4.62 Acres*	4.62 Acres*	Y*
Min. Lot Width	100 Feet	336 Feet	Y
Min. Setbacks			
• Front	20 Feet	90 Feet	Y
• Side	10 Feet	46 Feet	Y
• Rear	15 Feet	70 Feet	Y
Max. Lot Coverage	50%	32.2%	Y
Max. Building Height	85 Feet	30 Feet	Y

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Trash Enclosure	Screened, Enclosed	Screened, Enclosed	Y
Mech. Equipment	Screened	Screened	Y

\* The City Council approved a Variance (VAR-28392) to allow a 4.62 acre C-PB (Planned Business Park) zoning district where 20 acres is the minimum site area required on the subject property.

***Pursuant to Title 19.08.060, the following standards apply:***

<b><i>Residential Adjacency Standards</i></b>	<b><i>Required/Allowed</i></b>	<b><i>Provided</i></b>	<b><i>Compliance</i></b>
3:1 proximity slope	90 Feet (East)	180 Feet	Y
	90 Feet (West)	130 Feet	Y
Adjacent development matching setback	40 Feet	70 Feet	Y
Trash Enclosure	50 Feet	180 Feet	Y

***Pursuant to Title 19.12, the following landscaping standards apply:***

<b><i>Landscaping and Open Space Standards</i></b>				
<b><i>Standards</i></b>	<b><i>Required</i></b>		<b><i>Provided</i></b>	<b><i>Compliance</i></b>
	<b><i>Ratio</i></b>	<b><i>Trees</i></b>		
Parking Area	1 Tree/6 Spaces	23 Trees	25 Trees	Y
Buffer:				
Min. Trees (North, East and West)	1 Tree/20 Linear Feet	60 Trees	60 Trees	Y
Min. Trees (South)	1 Tree/30 Linear Feet	20 Trees	14 Trees	N*
<b>TOTAL</b>		103 Trees	99 Trees	N*
Min. Zone Width	10 Feet** (R.O.W.) 8 Feet (Interior)		10 Feet** 8 Feet	Y** Y
Wall Height	6-8 Feet		6 Feet	Y

\* A Condition has been added requiring the applicant to provide tree spacing along the southern property line in conformance with Title 19.12.

\*\* The previously approved Site Development Plan Review (SDR-28390) was approved with a Waiver to allow a 10-foot landscape buffer adjacent to Rainbow Boulevard where 15 feet is required.

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*Pursuant to Title 19.10, the following parking standards apply:*

<b>Parking Requirement</b>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other than Listed (Proposed)	9,000 SF	1 space per 300 SF	30		30	3	Y
Warehouse / Distribution Center	55,600 SF	1 space per 1,000 SF	56		98	4	Y
<b>SubTotal</b>			82	4	128	7	Y
<b>TOTAL</b>			86 Spaces		135 Spaces		Y
Loading Spaces			4 Loading Spaces		4 Loading Spaces		Y

**Comparison Table Approved SDR-28390 and Proposed SDR-30502**

<i>Standard</i>	<i>Previously Approved Through SDR-28390</i>	<i>Proposed Through SDR-30502</i>	<i>Deviation</i>
Building Standards			
• Number of Buildings	6	2	-67%
○ Office Square Footage	12,000 SF	9,000 SF	-25%
○ Warehouse Square Footage	51,250 SF	55,600 SF	7.8%
○ Total Office + Warehouse SF	63,250 SF	64,600 SF	2.1%
• Building Floors	1	1	0%
• Building Height	30 Feet	30 Feet	0%
• Building Materials	Concrete Tilt-Up	Concrete Tilt-Up	N/A
Site Layout			
• Parking Spaces	116	135	14%
• Handicap Parking	5	7	28.5%
• Access	Rainbow Blvd. Only	Rainbow Blvd. Only	N/A
Landscape			
• Perimeter Trees	78	74	-5%
• Parking Lot Trees	23	25	8%

## ANALYSIS

- **Land Use and Zoning**

The subject site is located within the Northwest Sector of the Centennial Hills Master Plan with a land use designation of LI/R (Light Industrial/Research). The Light Industry/Research category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate.

The subject site is zoned C-PB (Planned Business Park). The C-PB (Planned Business Park) zoning district allows industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, research, development and testing laboratories; medical related uses and ancillary commercial uses in an Industrial Office Park setting; and mixed-use developments. The C-PB (Planned Business Park) zoning district is consistent with the Light Industry/Research category of the General Plan.

- **Site Plan**

The site is located on the west side of Rainbow Boulevard approximately 150 feet south of Red Coach Avenue. The site consists of two parcels, one of which is undeveloped and the other contains an existing vacant single-family home. The site plan indicates that two buildings, one 45,600 square-foot building and one 19,000 square-foot building, will be located on site. The 45,600 square-foot building, located towards the west half of the subject property, will be divided into two, 28,600 square-foot shells while the 19,000 square-foot building located towards the east half of the property will be divided into two, 5,000 square-foot shells and two, 4,500 square-foot shells.

Access to the site will be provided from two driveways fronting Rainbow Boulevard. Rainbow Boulevard will serve as the only means of ingress/egress for the entire site, with no access provided to Balsam Street. The site will feature 25-foot wide drive aisles along the north, west and east sides of the property and a 30-foot wide driveway aisle along the southern portion of the property and between the two proposed buildings. A total of 135 parking spaces have been provided on site where 86 parking spaces are required, with spaces located along the north, east and west perimeters of the site. Of the 135 parking spaces provided, seven are handicapped accessible, all of which will be van accessible.

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The site has been significantly modified from the original approval, Site Development Plan Review (SDR-28390) which included two parcels to the west, located at 4505 and 4515 Balsam Street. As those parcels are no longer included in the site plan, the applicant is no longer proposing to vacate the southern end of Balsam Street. Originally the site plan featured six buildings located at the north and south ends of the site accessed by a central drive aisle, which in turn accessed eight individual parking areas. The new proposed layout has placed the parking at the north, west and east edges of the site with drive aisle access around all four sides of the two central buildings further enhancing access to the proposed Warehouse buildings.

Additionally, the original request was approved with a Waiver to allow a 10-foot landscape buffer along the east perimeter where 15 feet is required and to allow a zero-foot landscape buffer on the western and portions of the southern property line where eight feet is required. The applicant has provided the 10-foot landscape buffer along the east perimeter as approved, while the zero-foot landscape buffer was to be granted to the parcels located at 4505 and 4515 Balsam Street, as shown on the original approved site plans. As those parcels are no longer part of this review, the Waiver to allow a zero-foot landscape buffer on the western and portions of the southern property line is not relevant to this application and the applicant has provided an eight-foot landscape buffer along the south perimeter and a 10-foot landscape buffer along the west perimeter.

- **Landscape Plan**

The landscape plan shows 24-inch box trees spaced at 20 feet on-center along the Rainbow Boulevard frontage, north perimeter, and Balsam Street frontage adequately meeting the required spacing and required tree count. The southern perimeter, adjacent to an existing Mini-Storage Facility and an Office, is required to have 24-inch box trees spaced 30-feet on-center. A total of 14 trees have been provided in this location where 20 trees are required. A condition has been added requiring adequate tree spacing in this location.

The remainder of the site contains 24-inch box trees around the perimeters of the two proposed buildings. Additionally, five-gallon shrubs will be provided, however the quantities in which they are provided do not meet the intent of Title 19.12; therefore, a condition has been added requiring the applicant to provide four, five-gallon shrubs for each tree required on site. A six-foot block wall will screen the west half of the parking area from Balsam Street; however, no screening has been noted or provided between the parking lot and Rainbow Boulevard. Title 19.10.010(J)(11) states that parking lots shall be screened from adjacent roadways by a low wall or berm with a maximum height of thirty-six inches, a solid living hedge with an approximate maximum height of thirty-six inches, or some other screening method that has been approved as part of a landscape plan and provides a continuous screen. A condition has been added requiring the parking lot landscaping and screening to comply with the requirements of Title 19.10.010(J)(11).

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A six-foot block wall will be provided along the northern perimeter of the site. A block wall already exists along the northeast portion of the site, adjacent to the existing Church/House of Worship, and along the southern perimeter of the site, adjacent to the neighboring commercial uses. No elevations have been provided at this time of the proposed wall; however, the applicant will be required to submit wall elevations which meet the requirements of Title 19.12 at the time of permit submittal. Additionally, two trash enclosures have been provided on site, both of which will be located along the southern face of the 45,600 square foot building which will not be visible from the adjacent rights-of-ways.

- **Elevations**

Traditional elevations for the proposed buildings have not been submitted by the applicant. In lieu of submitting elevations, the applicant has submitted a color perspective drawing which only shows one angle of a proposed building. The perspective drawings indicate a 30-foot high building with window areas extending two-thirds the height of the building. The elevations submitted do not indicate specifics about the structure, windows or which proposed building is shown. A color page has been submitted, depicting a two-tone color palette of white and grey, and an image of proposed awnings which appear to be metal; however no notations of material have been made. A condition has been added requiring the applicant to provide revised elevations detailing the exteriors of the two proposed buildings prior to the time application is made for a building permit.

- **Floor Plan**

The floor plan submitted depicts a typical space within the proposed development, without specifically mentioning which building the plan belongs to. The proposed floor plans detail a small lobby and reception area, two offices, a custodial/storage closet, conference room, break room and two restrooms. Three windows will be located on the side of the building, in addition to the glass storefront door. A note has been added to the plans which indicate the square footage of the office space varies from 1,000 square feet to 2,500 square feet. The remainder of the interior space within the proposed buildings will be utilized for warehouse storage. In addition, any warehouse use proposed within the C-PB (Planned Business Park) zoning district will require the approval of a Special Use Permit.

Complete construction drawings, including a revised site plan, landscape plan, elevations and floor plans will be required to be submitted for this project, if approved.

## **FINDINGS**

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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**1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development is compatible with the adjacent M (Industrial) zoned properties to the west. The buildings will be set back 90 feet on Rainbow Boulevard, away from the existing single-family homes to the east. The proposed landscape coupled with the 90-foot setback should create an adequate buffer for this development.

**2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development is consistent with the General Plan. Areas where the plan is not consistent with Title 19 have been addressed through conditions placed on the subject property, including adequate tree spacing at the southern perimeter, adequate parking lot screening, and the submittal of accurate and detailed plans.

**3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The site is accessed from Rainbow Boulevard, an 80-foot Secondary Collector as classified by the Master Plan Streets and Highways, which can adequately support the proposed use. No access is provided from the site to Balsam Street or into the adjoining neighborhoods. Internal site circulation will be adequate with 25 and 30-foot wide drive aisles.

**4. Building and landscape materials are appropriate for the area and for the City;**

Not enough information has been provided to discern whether the building materials are appropriate for the area and for the City. The plants provided on the plant list appear to be adequate for the climate, however only low growing and slow growing shrubs, with the exception of Texas Rangers, have been provided. It is unclear how they will be used on site as specifics are not provided on the landscape plan.

**5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The building elevations are relatively simple in character and have minimal articulation. The horizontal banding on the façade as well as the enhanced pop-outs on the sides of the building help break up the façade of the proposed building and echoes the look of a typical Office/Warehouse development.

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- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed plan will not impact public health, safety or welfare since the development will be subject to the International Building Code and City inspections during construction.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 8

**ASSEMBLY DISTRICT** 37

**SENATE DISTRICT** 4

**NOTICES MAILED** 244

**APPROVALS** 1

**PROTESTS** 1